



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

ZONING BOARD OF APPEALS AGENDA • FEBRUARY 23, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Feb 9, 2021 7:00 PM

III. PUBLIC HEARING

1. 308 S. Benton Street

This item was requested to be continued, until the March 9th ZBA meeting.

2. Special Use amendment to Ord. #O-112-13 to allow for a change in the approved business plan, pursuant to Section 14.05 of the Zoning Ordinance at 1158 N. Deer Avenue.

IV. COMMUNICATIONS

V. ADJOURNMENT



VILLAGE OF PALATINE

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ZONING BOARD OF APPEALS

MINUTES • FEBRUARY 9, 2021

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Brent Larson	Commissioner	Present	
Cindy Roth-Wurster	Commissioner	Present	
Jan Wood	Commissioner	Present	
Jerry Luszcak	Commissioner	Present	
Theodore McGinn	Commissioner	Present	
Kevin Cavanaugh	Commissioner	Present	
James Dittrich	Commissioner	Present	
John Pirog	Commissioner	Present	

II. APPROVAL OF MINUTES

1. Zoning Board of Appeals - Regular Meeting - Jan 26, 2021 7:00 PM - **Accepted**

RESULT: **ACCEPTED [UNANIMOUS]**
AYES: Larson, Roth-Wurster, Wood, Luszcak, McGinn, Cavanaugh, Dittrich, Pirog

Minutes Acceptance: Minutes of Feb 9, 2021 7:00 PM (Approval of Minutes)

III. PUBLIC HEARING

1. 1248 N. Sherwood Lane - **Recommended to Approve**

Notice was published in the Daily Herald on January 25th, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use and Variation
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Floor and Elevation
5. Public Notice

Sworn in Staff: Lyn Bremanis

Sworn in petitioner: David Berryhill- 740 Carriage Way Ct - Contractor for Owner

Mr. Berryhill stated he is contracted to build a small screened porch. He spoke to the unique lot lines and layout that infringe on the setback that require the requested relief. David stated it is not impacting the neighbors or neighborhood. He stated because of the unique property lines he thinks it is appropriate to ask for relief.

Ms. Wood asked if there is a way to build that won't infringe on setbacks. Mr. Berryhill explained it is more difficult to the right of the property and is located to be by the existing door.

Mr. Pirog asked if the area is grass now.
Mr. Berryhill stated it is a deck.
Mr. Pirog asked if there are any concerns from the neighbors.
Mr. Berryhill answered no not to his knowledge.

Ms. Roth-Wurster asked if the porch would be a 3 season or 2 season room. Mr. Berryhill explained it is borderline being that it has windows that are not glass. He stated there is no thermal value just protects from rain but no insulation.

Mr. Pirog pointed out 1208 has almost identical addition. He asked if they received a variance for their deck.
Ms. Bremanis stated the aerial lot lines may be off. She explained depending on the height of the deck if under 16 inches may not require same setbacks.

Ms. Bremanis gave a brief overview stating the property is zoned R-2 and is a

uniquely shaped lot. She stated the addition is a single story structure that meets height for code. She stated the building and lot coverage meet code at. Ms. Bremanis stated Engineering and Community Services have reviewed and have no issues. She referred to the existing conditions slides to show location.

Mr. Cavanaugh asked why they could not go through the administrative process. Ms. Bremanis explained it doesn't meet the requirements.

Ms. Wood asked why the lot is smaller than normal R-2.
Ms. Bremanis explained it was platted in Cook County and annexed in and zoned R-2.

There were no further questions

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a new addition off the rear of the home. The addition encroaches into the minimum required rear yard and side yard setbacks. Due to the shape of the lot and existing conditions, any addition would require zoning relief. Notwithstanding the requested setback reduction, the lot and building coverages are well below the maximum allowed in the R-2 zoning district. Setback reductions are not uncommon in area and the proposed addition should not have a negative impact on the surrounding properties. Therefore, Staff recommends approval of the Special Use subject to the following condition:

1. Special Use shall substantially conform to the site plan submitted by the Petitioner and floor and elevation plans prepared by JB Architecture dated 9/30/20, except as such plans may be changed to conform to Village Codes and Ordinances.

There were no further questions. The public hearing was closed.

Mr. Pirog made a motion to approve subject staff's conditions; seconded by Mr. Cavanaugh

DELIBERATIONS:

Mr. Pirog states that it's a unique situation with the pie shaped lot which makes it impossible to build without relief unless located in the front yard. He stated it will not cause harm to anyone so should be improved.

Mr. Cavanaugh agrees with staff recommendation. Meets standard and will be

done professionally.

Ms. Wood agrees that standards have been met.

Ms. Wood summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to Village Council on March 1st, 2021

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Dittrich, Pirog

Minutes Acceptance: Minutes of Feb 9, 2021 7:00 PM (Approval of Minutes)

2. 1024 S Plum Grove Road - No Recommendation

Notice was published in the Daily Herald on January 25, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use
2. Proof of Ownership
3. Plat of Survey/ Site Plan
4. Elevations
5. Public Notice

Sworn in petitioner: Mr. Sachin Verma 1024 S Plum Grove Rd owner

Mr. Verma explained they are trying to put a fence and gate in front yard. He stated it will be a 5ft open-style fence covered by big trees. He explained the main purpose is for safety due to traffic. Mr. Verma stated a lot of cars turn around in their driveway and this will improve his property safety.

Mr. Pirog asked if the fence will be crossing the driveway.

Mr. Verma answered yes explaining there will be a gate for the driveway.

Ms. Wood asked when the home was built and purchased.

Mr. Verma built in 1998 and bought 2-3 years ago.

Mr. Cavanaugh asked if the gate will swing into the property.

Mr. Verma answered yes.

Ms. Wood asked if the fence will be electronic.

Mr. Verma answered no explaining it will be manual with no locks.

Mr. McGinn clarified the goal is to prevent traffic from turning around in the driveway

Mr. Verma answered yes. He stated he is also looking for safety for his children when they play in the front yard.

Ms. Wood asked how often people use driveway to turn around.

Mr. Verma explained it is hard to see the house past the trees which confuses people to think it is a road instead of a driveway.

Ms. Wood asked about location of fence.

Mr. Verma pointed out it is behind the lot line trees.

Ms. Wood asked staff about other circumstances of front yard fences that go across driveway.

Ms. Bremanis stated there was similar case on Dundee awhile back which was closer to sidewalk. She stated they were required to have a Knox box because they locked it. Ms. Bremanis explained because this is further back and with the

trees and an open latch gate they will most likely will not be required to have the Knox box.

Mr. Pirog asked if this is 13 ft. back why this would stop anyone.

Mr. Verma explained his house is 140ft from main road and the gate will stop the delivery trucks from coming in and damaging their trees.

Mr. McGinn asked if his neighbors have any issues.

Mr. Verma stated no one has said anything.

Ms. Wood asked if they considered installing closer to the home to not be as visible

Mr. Verma referred to existing conditions slide that show that the trees are large and full even in the winter.

Mr. Pirog asked if staff reviewed and determined the 13ft is enough for a truck delivery

Ms. Bremanis explained they reviewed for fire trucks. She referred to the plat of survey slide to show the additional distance from the property line to the street which will allow them to pull in and not encroach into the street. Ms. Bremanis stated they originally had the fence closer to the street but that was one of staff's concerns.

Mr. Luszczyk asked what they would need to do to not get a variance.

Ms. Bremanis explained the fence would have to be back 40ft.

Ms. Wood asked if they would be able to go across the driveway.

Ms. Bremanis answered yes.

Ms. Roth-Wurster asked if the gate would have two doors that open.

Mr. Verma answered yes.

Mr. Pirog asked if they considered putting a gate with no fence.

Mr. Verma stated the fence will not be visible because of the trees.

Ms. Wood clarified the board is reviewing to see if the request makes sense and meets the standards for 27ft further back since the request is at 13ft and 40ft is allowed.

Ms. Bremanis stated that is correct.

Mr. Luszczyk asked if they thought about adding a do not enter sign.

Mr. Verma explained they tried cones a few times and it lasted a few days and someone took them. He stated this is expensive but needs to do something for their children's safety.

Ms. Bremanis gave a brief overview. She referred to the existing conditions slide pointing out the neighbor house has an existing porch along same line so there will be no line of site issues. She added the property is at the end of incorporated

Palatine. Ms. Bremanis referred to photos submitted by petitioner to show location of proposed fence.

Ms. Wood asked if there are any other fences in Palatine that go across the driveway

Ms. Bremanis answered that there was one that she was aware of on Dundee Road that received relief for setback.

STAFF RECOMMENDATION:

The Petitioner is requesting to construct a 6-foot open style wrought iron fence set back approximately 13 feet off the front lot line along Plum Grove Road. There is significant, and dense, landscaping that presently exists in the front yard, and the proposed fence would be located behind the landscaping. In addition, the house is set back 140 feet from the front lot line along a highly trafficked roadway. The Petitioner has indicated the need for the fence is for the safety of her children as well as to discourage motorists from using the driveway to turn around. Given the existing setback, landscaping and location along a busy roadway, the fence should not have a negative impact on surrounding properties. Nevertheless, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the site plan and elevation submitted by the Petitioner, Pooja Verma submitted 01/20/2021, except as said plans may be changed to conform to the Village Code of Ordinances.
2. The final gate and its operations' plan shall be submitted in a manner acceptable to the Fire Marshall.
3. The existing landscaping on the east side of the fence shall be maintained, in conjunction with the fence.

Mr. Pirog asked about the height of the fence

Ms. Bremanis explained staff looks at the highest point. She pointed out the fence has a rounded gate which at its peak is at 6ft. She stated this request is tied to specific plans.

There were no further questions. The public hearing was closed.

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Ms. Roth-Wurster

DELIBERATIONS:

Mr. Cavanaugh stated looking at this property it looks like it should have a fence. He pointed out the trees create a natural fence. He stated the petitioner has children that play in the front yard and wants additional protection for his family. Mr. Cavanaugh stated the cars turning around is a secondary concern. He stated the request is to provide safety for his family being on a busy street. Mr. Cavanaugh stated he sees no issues and supports the request.

Ms. Roth-Wurster agreed with Mr. Cavanaugh stating it meets the standards.

She stated the petitioner has compelling reasons. She spoke the previous owner putting out cones for the same reason. She agreed people turn in thinking it's a road stating she herself has seen it happen. Ms. Roth-Wurster stated she would not support a board on board but a wrought iron fence and a gate will deter people from thinking it's a road. She stated it won't have major impact being a busy street.

Ms. Wood stated she sees the need for a fence but wonders if it can be 27 feet further back to meet code. She agreed the style fence they picked makes sense but can't help but wonder about negative impact because it is so uncommon.

Mr. Dittrich stated he thinks putting the fence close to tree line would be better pointing out it may look odd further back. He spoke to other homes on Plum Grove Rd. for sale that have not sold stating maybe the fence would enhance the area and make people feel better about being on a thorough fare.

Ms. Wood spoke to other towns that have fences close up.

Mr. Larson spoke to the standards and thinks it meets all except for one. "The fencing is found to be necessary to protect private property or the safety of the inhabitants of the property". He stated it doesn't need to be at 13ft.

Mr. Luszczyk agreed it would not make a huge difference 27ft farther back.

Ms. Roth-Wurster pointed out if the fence was visible you would not turn in but if it is set further back it would be too late and more dangerous to back out.

Ms. Wood summarized that this request has not met the standards and will go to Council with a no recommendation with a vote of 4-4. This item will tentatively go to Village Council on March 1, 2021.

RESULT:	NO RECOMMENDATION [4 TO 4]
AYES:	Roth-Wurster, McGinn, Cavanaugh, Dittrich
NAYS:	Larson, Wood, Luszczyk, Pirog

3. Special Use Amendment to allow an existing Chiropractic office (Evolve - 17 W. Wilson Street) to expand their medical office into an adjacent tenant space at 19 W. Wilson Street - **Recommended to Approve**

Notice was published in the Daily Herald on January 25, 2021 and mailed to the owners of the surrounding properties.

Petitioner's Exhibits:

1. Application for Special Use Amendment
2. Proof of Ownership
3. Plat of Survey
4. Evolve Business Plan
5. Evolve Current and Proposed Floorplans
6. Public Notice

Sworn in petitioner: Dr. Ryan Felde 17 Wilson

Dr. Felde stated they have an office at 17 W Wilson. He stated 9 W Wilson was a Snap Fitness that went out of business. He stated in the new world people want more space and their current space is tight. Ryan stated they are now looking to do what they currently do in a bigger space so people can feel more comfortable.

Mr. Dittrich asked if once quarantine is over they will want to go back to their original space.

Dr. Felde answered no stating they signed a lease. He explained they either had to get a bigger space or move.

Ms. Wood asked if they are increasing patient volume.

Dr. Felde answered no. He stated he would if he could but that's not the way it works. He explained the business plan will remain the same.

Ms. Bremanis gave a brief overview stating the space is located in the downtown business district in the Providence Building which is a planned development. She stated the business plan is staying the same. She referred to the floor plan slide to show the proposed area of expansion in green. Ms. Bremanis explained their current examine rooms don't have ceiling which do not work well for their current business plan. She spoke to the parking requirements based on square footage pointing out because it is in the downtown business district it is subject to administrative review. Ms. Bremanis stated the Planned Development follows the B2 so requires the Special Use. She spoke to the non-sales tax portion of the development that will be reviewed at Council

Mr. Pirog asked if the parking concern is the only thing causing staff not to recommend approval.

Ms. Bremanis answered no it's also because of the lack of sales tax which is required per the Planned Development which is a policy decision that will be reviewed at Council. She stated Community Services, Engineering and Fire Prevention have reviewed and has no issues. She referred to the existing

conditions slides to show location of existing and proposed.

Mr. Cavanaugh clarified with staff that there are no issues with the planned development having this much medical square footage.

Ms. Bremanis explained it is not medical specifically but rather no sales tax that would need to be addressed. She explained it will be reviewed at Village Council.

Ms. Wood clarified it is replacing a non-sales tax generating business (Snap Fitness).

Ms. Bremanis stated that will be a conversation for Village Council.

STAFF RECOMMENDATION:

The Subject medical office was approved in 2016. Evolve Chiropractic's business plan indicates that the expansion area will not increase the current patient counts or staffing levels, nor will it expand the current hours of operation. Additionally, the expansion area will provide additional privacy and further social distancing. The Providence Planned Development was approved with ground floor (18,600 square feet) commercial uses. Illinois Bone and Joint also operates a medical office along this section of the building. While Staff has not observed any parking issues with regard to these uses, the expansion is ultimately a policy decision for the Village Council.

Therefore, Staff recommends action at the discretion of the Zoning Board of Appeals. If the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially conform to the floorplan prepared by Kivland Architects and business plan submitted by Evolve Chiropractic, except as such plans may be changed to conform to the Village Code of Ordinances.
2. All other conditions of Special Use Ordinance #O-90-16 shall remain in effect.

Ms. Wood asked staff if they are aware of any problems with Evolve's current operation.

Ms. Bremanis answered no.

Ms. Wood asked how long have they been in operation.

Ms. Bremanis answered since 2016.

Mr. Dittrich asked if staff recommending action of discretion is based on sales tax which will be discussed at Village Council.

Ms. Bremanis clarified it is also for parking which even though their business plan is not changing it is based on square footage.

Discussion on parking.

Dr. Felde spoke to the parking pointing out they use way less than Snap Fitness. He spoke to the sales tax stating according to building owner the space has been empty for 6-8 years before they opened so there was no sales tax generated for some time.

Ms. Wood asked if their opinion on them using less parking is based on observations

Dr. Felde answered yes explaining they will not have nearly the amount of number of people as Snap did.

There were no further questions. The public hearing was closed.

Mr. Cavanaugh made a motion to approve subject staff's conditions; seconded by Mr. Dittrich

DELIBERATIONS:

Mr. Cavanaugh stated it is a logical use for the empty space. He stated the uses are relatively similar and the petitioner says they will have less usage than gym. He stated in terms of what the Zoning Board is reviewing it seems logical and meets the standards.

Mr. Dittrich agreed with Mr. Cavanaugh. He stated in terms of Special Use amendments this is as easy as it comes being that they are expanding next door, filling a vacant space and has demonstrated for 5 years that they have been utilizing it.

Ms. Wood spoke to the standards of special use including the public health safety and welfare and not creating a negative impact on neighboring properties. She stated expanding and filling a vacancy is a positive thing and the medical use does not create any safety concerns.

Ms. Wood summarized that this request has met the standards and was unanimously approved with a vote of 8-0. This item will tentatively go to Village Council on March 1, 2021.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
AYES:	Larson, Roth-Wurster, Wood, Luszczak, McGinn, Cavanaugh, Dittrich, Pirog

IV. COMMUNICATIONS**V. ADJOURNMENT**

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 02/23/21 07:00 PM

CASE STAFF STATEMENT (ID # 6504)

308 S. Benton Street

This item was requested to be continued, until the March 9th ZBA meeting.

VILLAGE OF PALATINE
Zoning Board of Appeals

SCHEDULED 02/23/21 07:00 PM

CASE STAFF STATEMENT (ID # 6538)

Special Use amendment to Ord. #O-112-13 to allow for a change in the approved business plan, pursuant to Section 14.05 of the Zoning Ordinance at 1158 N. Deer Avenue.

TO: Palatine Zoning Board of Appeals
Jan Wood, Chair

FROM: Ben Vyverberg

CASE NUMBER: 20-72

ADDRESS: 1158 N. Deer Avenue

PROPOSAL: Special Use Amendment to amend the approved business and operations' plan (Special Use Ordinance #O-112-13)

BACKGROUND: The Petitioner - NeuroRestorative - is requesting to amend the approved business plan (Special Use #O-112-13) to provide residential rehabilitation and mental health services for 18-21 year olds, with a neurological impairment, within the group home.

SPECIAL USE ANALYSIS:

- The Subject Property is the location of a single-family home in McMahon Subdivision and is zoned R-2 single-family residential. This property is within a densely platted residential area and currently functions as a group home operated by NeuroRestorative. There are 114 single-family homes within one-third of a mile of this home.
- This home is licensed through the Illinois Department of Public Health, as a Community Residence. In 2013, the Petitioner was granted a Special Use to the group home to have a fifth resident (per Code, group homes are permitted to have up to four residents, plus Staffmembers). The approved Special Use was conditioned upon a business plan, which indicated that the group home was to provide rehabilitation services to up to five adults for persons, who have experienced a traumatic brain injury.
- The business plan is a condition of the review and approval for the enabled Special Use. At some point, the home transitioned away from the business plan for the approved Special Use and the services. Instead of providing service to

adults who had experienced a traumatic brain injuries, the business plan shifted to providing services rehabilitation to include minors and mental health services to those with a neurological impairment, including the services outlined from NeuroRestorative within the packet (see NeuroRestorative Palatine home-services offered).

- While the Village was previously unaware of the changing of the Special Use and business plan operations, Staff became aware of the significant increase in police calls for service and contacted the Petitioner to meet and further discuss the circumstances. The Petitioner responded and met with the Village to review the existing Special Use requirements and revised current operations. As the Special Use was being operated out of compliance of its original approval, the Petitioner was told it could either revert back to the original business plan requirements or seek a Special Use amendment to allow the ability to provide services to minors.
- When Staff initially met with Neurorestorative in fall of 2020, Staff outlined the existing circumstances and specific concerns about the number and types of police calls for service at the address. After meeting with the Village and indicating a better understanding of the Special Use requirements, NeuroRestorative again transitioned away from admitting juveniles and indicated that it would only admit adults over 18 into the home, but would concurrently seek a Special Use amendment to request the business plan change back to providing services to reflect these changes.
- In addition to the resident schedule and daily activities, the Petitioner also identified the typical training requirements for the employees in the application submission. The typical schedule involves the attendance of sessions and activities and associated chores. The revised business plan indicates that there are typically one or two life skills' trainers staffing the home during the day managing the five residents and one life skills' trainers during the night to work with the residents. There is also access to an RN to provide medical services, when necessary.
- The service provided also allows for an assessment to determine if a resident requires more specific 1:1 staffing, in order to effectuate that need. The Staffing plan also indicates that residential supervisor checks in with the house daily during week days and weekends, as needed to provide additional guidance, support, and supervision.
- Concurrent with the unapproved changes, the Village also began to receive numerous police and ambulance calls for service at 1158 N. Deer Avenue. The police log began in January 31, 2019 through February 1, 2021 and indicates

that there thirty-three such calls for service to the Subject Property. This included calls for property damage at the Subject Address, battery, and run away instances from the home.

- The Petitioner also indicates that physical changes are planned for the windows of the home to mitigate any future damage to the residents or property. Those changes include installing reinforced hurricane glass in the windows.
- Staff maintains that the frequency and type of police calls for services at the home are concerning issues. Over time and evidently with the transition of residents served, the calls for service have risen from four (2019) to twenty-two (2020). And, the type and seriousness of the calls have also intensified.

DEPARTMENTAL REVIEWS:

Community Services	No comments.
Engineering	No comments.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	See attached police call log for 1158 N. Deer Avenue

STANDARDS FOR SPECIAL USE: Since this Petition is not for a use publicly operated or traditionally affected with the public interest, those standards under Section 14.05 D (2) and (3) are applicable. Specifically, the Petitioners must show that the Special Use, is so designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and that the Special Use will not cause substantial injury to the value of other property in the neighborhood in which it is located. The Petition for a Special Use is attached, and the Petitioners have attempted to address the required standards.

STAFF RECOMMENDATION:

The Subject Property was approved for a Special Use to allow for a group home to serve five adult residents, who were impacted by a traumatic brain injury. The business plan transitioned to provide servicers to minors with varied neurological impairments. Upon the Village determining that a transition was made outside of the Special Use requirements, the Petitioner summarily responded and applied for a Special Use Amendment to allow the service transition for residents 18 years or older.

The Staff review of both the frequency and types of police calls for service demonstrate

a lack of compliance with the required Special Use standards and the prior Special Use approval, that the operation is designed and proposed to be operated that the public health, safety, and welfare are protected. These calls include property damage, battery, and impact to the surrounding properties. The volume of calls also significantly increased, beginning in 2020. These calls for service would seem to operate as a preview of the requested special use amendment.

The previous Special Use's operation and business plan did not create any significant police calls for service and appeared to operate without impact to the surrounding properties. The substance of the calls for service over the last year are impactful and contrary to compliance with the required Special Use standards.

Therefore, Staff does not believe that the proposed Petition complies with the necessary standards, including, but not limited to, being designed, located, and proposed to be operated that the public health, safety, and welfare will be protected and recommends denial of the requested Special Use Amendment. Therefore, if the Zoning Board of Appeals recommends approval, Staff recommends the following conditions:

1. The Special Use shall substantially business plan submitted by the Petitioner on 12/01/20, except as such plans may be changed to conform to Village Codes and Ordinances.

ATTACHMENTS:

- Aerial map
- Plat of Survey - site plan
- December 2020 - NeuRestorative - Special Use amendment application and business plan
- Village of Palatine Police call log spreadsheet - 1158 N Deer Avenue
- Illinois Department of Public Health - Community Residence license
- O-112-13 - 1158 N Deer Avenue Special Use
- Public Notice

Village of Palatine GIS Viewer

3.2.a

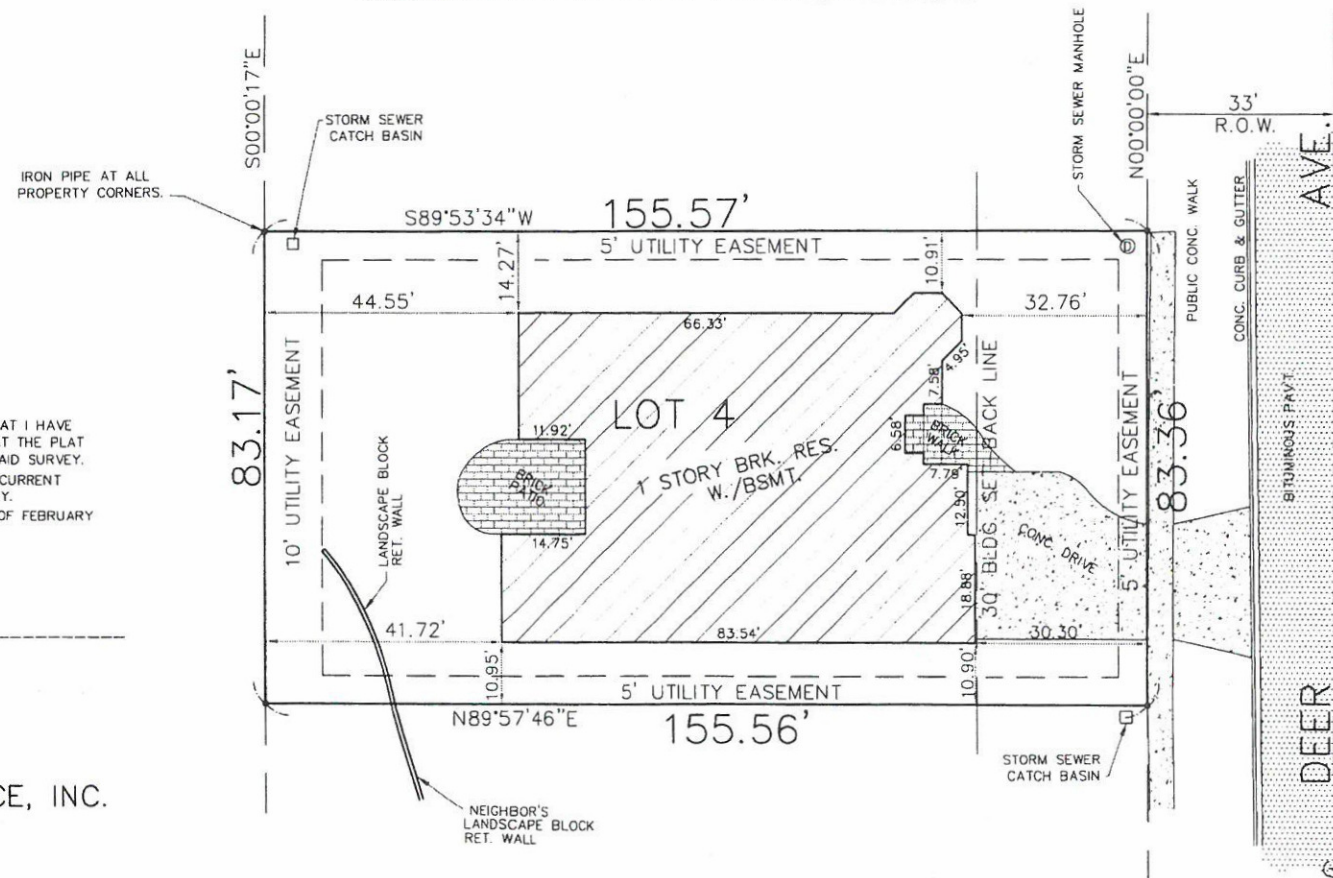


LOT 4 IN McMAHON SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 (EXCEPT THE NORTH 293.5 FEET THEREOF) IN BLOCK 14 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECORD

ILL. L.S. # 35-2732

ACCURATE SURVEY SERVICE, INC.
28662 W. NORTHWEST HIGHWAY
BARRINGTON, IL. 60010
PHONE: (847) 381 - 8735





SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

CONTACT INFORMATION WORKSHEET

PETITIONER(S) Camelia Botez		Business Name (If applicable) NeuroRestorative	
Address 1471 E Business Center Dr. Suite 300 Mt. Prospect IL		City/State/Zip Code 1471 E Business Center Dr. Suite 300 Mt. Prospect IL	
Telephone 847-635-6480		Fax 847-654-6866	
Email camelia.botez@neurorestorative.com			
Subject Property Address 1158 N Deer Ave Palatine IL 60067			
AUTHORIZED AGENT (if applicable)		Business Name (if applicable)	
Address		City/State/Zip Code	
Telephone		Fax	
Email			



Received sent by email

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner	Zoning Case #
	Filing Fee	Notification Deadline
	ZBA Public Hearing Date	Village Council Date

date received

Background Information	PETITIONER(S) Camelia Botez		Business Name (if applicable) NeuroRestorative		
	Subject Property Address 1158 N Deer Palatine IL 60067				
	AUTHORIZED AGENT (if applicable)		Business Name (if applicable)		
	Address		City/State/Zip Code		
	Telephone	Fax	Email		
	Relationship to Petitioner (contractor, architect, etc.)				
	TYPE OF APPLICATION (check one) ☐ Special Use ☒ Special Use Amendment ☐ Variation				
	Existing Zoning District		Existing Land Use		Proposed Land Use
	Generally describe your request: Ordinance No. 0-112-13 granted a special use to 1158 N Deer Avenue (case no. 13-032 PIN 02-09-302-024): Section 1; A special use to permit a group home with five(5) persons pursuant to Section 10.6 (c) (10) of the Palatine Zoning Ordinance, is hereby granted, subject of the following conditions: 1. The special use shall substantially confirm to the site plan submitted. 2. Petitioner testified and agrees to a condition accepting five(5) as maximum capacity for this home and they have no intention to grow beyond a maximum capacity of five (5) as maximum capacity of the home. NeuroRestorative complied with this ordinance. In the recent years NeuroRestorative have long waiting list to provide services for younger population. At this time the average age served at this location is 18 years old and we are in the process to transfer the younger participant to a different location				



Signature Page

I swear that the information contained on Page 1 herein and in any accompanying documents is accurate to the best of my knowledge.

C. Botaz
Signature

11/19/20

Date



SPECIAL USE

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – one 11x17 copy each, electronic version preferred
- ☐ Real Estate Interest Disclosure Form (see attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☐ Business Plan (if applicable, including but not limited to nature of business, hours of operation, number of employees, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – one 11x17 copy of each plan, electronic versions preferred
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. *If you are applying for a Variation only, you do not need to answer these items.*

1. The use is deemed necessary for the public convenience at that location

section 10.03 R -JA (c)(10) of the zoning bylaw requires a special use permit for group homes that have five (5) or more persons plus staff.

This permission was given to NeuroRestorative in 2013. Petitioner is requesting a special use permit ammndment to allow priorty address to accomodate five persons

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

The petitioner submitted detailed site plan overview that confirm petitioner will have law impact on adjacent prorieties and fits well in the neighborhood

3. The use will not cause substantial injury to nearby property values

The petitioner's subject adress is suited for 5 -five persons

Petitioner does not plan to make any modification to the exterior of the home

4. With respect to live entertainment uses, the use shall not:

- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
- b. Impose undue health, sanitation or safety burdens on the village
- c. Create excessive demands on the Village of Palatine Police Department
- d. Be of a nature otherwise prohibited by law or village ordinance

5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

Required Materials

- ☐ Filing Fee of \$ _____
- ☐ Application Form
- ☐ Plat or Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☐ Site Plan & Floor plan (dimension, location, and setbacks of all existing and proposed buildings) – one 11x17 copy each, electronic version preferred
- ☐ Real Estate Interest Disclosure Form (See attached)
- ☐ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building); and/or Floor Plan (proposed interior layout) – one 11x17 copy of each plan, electronic versions preferred
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.03 of the Palatine Zoning Ordinance). Answer the items below and attach a separate sheet if necessary. *If you are applying for a Special Use only, you do not need to answer these items.*

1. That the property cannot yield a reasonable return if used only under the conditions allowed by the regulations governing the zoning district in which it is located

2. That the plight of the owner is due to unique circumstances

3. That the variation, if granted, will not alter the essential character of the locality

4. In order to supplement the above standards, the Zoning Board of Appeals may also consider the following:

- a. The particular surroundings, shape, or topographical conditions of the property
- b. A unique hardship for the property not generally applicable to other properties in the same zoning district
- c. The request is not based on a desire to make more money out of the property
- d. The petitioner has not created the alleged hardship for the property
- e. The request will not be detrimental to the public welfare or other properties in the neighborhood
- f. The request will not impair the supply of light and air to adjacent properties, substantially increase the danger of fire, endanger the public safety, or substantially diminish or impair neighboring property values

**VILLAGE OF
PALATINE**
Real Estate Interest Disclosure Form

Name of Disclosing Party (individual, business, etc.) <u>Camelia Botez</u>		
Relationship to Petitioner (check one) ☒ Petitioner ☐ Legal Entity holding an interest (i.e. realtor, attorney, etc.) ☐ Legal Entity Holding a Right of Control (i.e. landlord, etc.)		
Address of Disclosing Party 306 W Mill St Carbondale IL 62901 City/State/Zip Code		
Telephone 618-534-8127	Fax 847-654-8127	Email camelia.botez@neurorestorative.com
Address of Subject Property 1158 N Deer Ave Palatine IL 60067 City/State/Zip Code		
Legal Description of Subject Property (see plat of survey or title) see attached Plat of Survey		
List All Persons Deriving an Interest in Subject Property (i.e. owner, lessee, etc.)		
Name Scioto Properties SP-15, LLC	Address 5940 Wicox Place Suite A Dublin OH 43016	Legal Interest owner

I affirm that there are no other persons deriving any interest from or through me or from or through any other person or entities above set forth in the property which is the subject of the contract or application for which I am filing this disclosure notice whom I have not disclosed.

I understand that if there are any changes in the interest disclosed in this disclosure notice during the terms of the subject contract or before the Village has taken final action on the matter for which this disclosure notice is filed, I shall file a subsequent disclosure notice disclosing such changes.

Signature C. Botez Date 11/24/20

Notary Public Signature ROBERT A. FRANK Date 11/24/20

SUBSCRIBED AND SWORN TO before me this 11th day of November 2020

Notary Public Signature ROBERT A. FRANK

Project Planner	Zoning Case #
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Affidavit of No New Improvements

AFFIDAVIT OF NO NEW IMPROVEMENTS

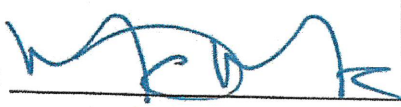
I am the owner of record, of the property with the legal description as stated on the attached plat of survey. I hereby affirm that the survey attached hereto is the survey for said property, and that the attached survey accurately depicts the current conditions with all existing improvements to the property as of the date of this affidavit.

Affiant further states that survey is correct and complete representation of all improvements now located on the premises described in the above referenced title commitment, except for: _____

I fully understand that in the event the attached survey does not accurately depict all existing improvements made to the property as of today's date, the Village of Palatine may elect to reject this plan and the permit for which I am applying shall not be approved (or work in progress pursuant to the permit will be stopped) until an accurate survey has been received and approved by the Village of Palatine.

PROPERTY OWNERS SIGNATURE REQUIRED

CERTIFIED BY:

Property Owner Signature:  Date: 11/24/2020

Property Owner Print Name: MATT MUNNA FOR SCIOTO PROPERTIES

Property Address: _____

PIN #: _____

Name of Surveyor: _____

Date of Survey: _____

Survey Order No.: _____

PUBLIC NOTICE – All Non-Single Family Residential Requests

- The Village is responsible for:
 - Posting a legal ad in the newspaper
 - Sending a notification letter to adjacent residents (not property owners)
- ~~The Petitioner is responsible for the following:~~
 - **Public Hearing Sign:** The Village provides the sign and posts. The sign must be posted in a place visible from the public right-of-way. The sign must be posted through the Village Council meeting date. A \$125 deposit per sign is required, and is refunded within 4-6 weeks of the conclusion of the petition review process.
 - **Surrounding Property Owners Letter:** The Village writes and provides the letter for the Petitioner to send via certified mail to all property owners within 250 feet of the Subject Property. A list of property owners can be obtained by calling the Palatine Township Assessor's Office at 847.358.6700, emailing dgamboa@palatine-township.com, or visiting the office at 721 S. Quentin Road, Palatine, IL 60067. The Petitioner is required to submit the certified mail receipts and sign an affidavit stating that all notification letters have been mailed.

Per Illinois Law, *all* notification must be mailed 15 calendar days prior to the Zoning Board of Appeals Meeting.

ZONING BOARD OF APPEALS PUBLIC HEARING

All requests are heard in a public hearing before the Zoning Board of Appeals (ZBA). The ZBA is a recommending body comprised of citizens appointed by the Mayor and Village Council. The ZBA holds Special Use and Variation public hearings for the Village Council. Meetings are held on the second and fourth Tuesday of each month at 7:00 pm in the Village Council Chambers, 200 E. Wood Street (2nd floor).

At the public hearing, the project planner presents the facts of the request and Staff's recommendation to the ZBA. The Petitioner should be prepared to present and support the request with any evidence deemed appropriate. Any supporters and objectors are able to give testimony. The ZBA may ask additional questions to advance its own understanding of the request.

Upon reviewing the request, the ZBA will submit an advisory recommendation to the Village Council. The ZBA may either recommend approval or denial of the request. If recommending approval, the ZBA may recommend imposing specific conditions it deems necessary to insure conformity with the intent of all applicable Village codes, ordinances, and policies.

VILLAGE COUNCIL MEETING

Deer House Program Plan

Deer house youth program provides post-acute residential rehabilitation and mental health services to youth 18 to 21 years old, who have experienced a neurological impairment. Each case is evaluated on an individual basis prior to admission to determine if they would be clinically appropriate for the youth program. In cases where they would not be clinically appropriate, the option for placement in one of the other programs will be explored. Acquired brain injuries and mental health can present a unique and diverse set of challenges to young people.

Deer house youth program is designed to provide opportunities for intensive transdisciplinary rehabilitation services, as well as age appropriate integrated functional community-based skill training. Primary interventions may include traditional therapies such as physical therapy, occupational therapy, speech therapy/cognitive therapy, behavior intervention, counseling, educational services, functional life skills training, neuropsychological evaluations, and nursing/medical involvement. The primary goals of the Youth program is independence by increasing participants' ability to care for themselves, continuing education pursuits with increased abilities, and assisting them in improving their overall social/community integration.

Deer house-Youth Program is presented in an active treatment model. Deer house program 'staff works closely as a cohesive team, with participants, constantly shaping the quality and quantity of interaction in the context of functional activities. Training occurs throughout the day, which provides enhanced opportunities for independence, social integration opportunities, and increased decision-making opportunities. The treatment team is committed to making each moment during the day a "teachable" moment to maximize services and meet individual needs.

RESIDENCE INFORMATION

Each Youth will be provided with their own room. Each room has a TV. IDPH guidelines are followed at Deer House. The house provides each participant with any personal items they may need to reside at Deer house. Participants are encouraged to bring a number of things from home to make their room comfortable. There are 5 bedrooms and 3 bathrooms at the house, a large kitchen, a 2 living room with a TV and 1 dining area. There is a large back yard for outside activities. For 5 participants there are 1 or 2 life skills trainers during day shifts depending on the participants needs and 1 life skills trainer during the night shift to work with youth at the house

and/or a LPN or

RN to provide medical services as needed. When the clinical team determines that one of the participants needs 1:1 staffing, Deer house will be providing this supervision as needed. The residential supervisor will check with the house daily during week days and weekend as needed to provide guidance, support and supervision in area of living skills, therapeutic recreation and other forms of assistance in the residence or community seating. Life Skills trainer will assist, supervise and train the participants in basic and advance life skills (grooming, laundry, cooking, cleaning, shopping, toileting, feeding,) according to the life skills chart and programing developed by the clinical team according to each participant appropriate level.

Behavior analyst will develop a behavior plan and will guide and assist house staff to implement as needed. Each participant will have Speech therapy, occupational therapy, physical therapy individual or group counseling, behavior plan as needed and the house staff will be trained, guided and assist to implement at the house as needed.

A typical weekly schedule, Monday –Friday:

• 7:00am-8:30am	Complete am routine (bathing, hygiene, breakfast, room pick-up, breakfast, medication, school transportation)
• 9:00am-11:30am	Attend sessions (am school, individual and/or group therapy sessions)
• 11:30am-12:30pm	Lunch
• 12:30pm-3:30pm	Attend sessions (pm school, individual and /or group sessions)
• 3:30pm-5:30pm	homework, individual and group activities
• 5:30pm-6:30pm	Dinner/Chore
• 6:30pm-8:00pm	Evening activity (games, television, group activities)
• 8:00pm-10:00pm	Evening Routine

A typical weekend schedule, Saturday-Sunday:

• 8:00am-10:00am	complete am routine
• 10:00 – 12:00	room cleaning, chores
• 12:00 – 1:00	Lunch/Chore
• 1:00 – 5:30	Activities at the house or in the community (Church, shopping movie, park museum, bowling)
• 5:30 – 8:00	Dinner (may go out to dinner on Friday and/or Saturday)
• 8:00-10:00	Evening routine



1471 E. Business Center Dr, Suite 300
Mt. Prospect, IL 60056
847-635-6480 *phone*
847-635-7353 *fax*

NeuroRestorative.com
800-743-6802 *referral line*

Outings and Activities are determined weekly by the clinical and residential staff together with participants. The Family members may visit any day Monday to Friday between 4:00PM-9:00 PM and 10:00 AM to 9:00 PM during weekend and only one family at the time. All visitors must be pre-approved by the guardian/family and Deer house administration.

During COVID pandemic there is only 1x per week visit only during the weekends. There are backyard visit when weather permitted for only 1 family at the time pre-schedule by the case manager. There are no other visitor at the Deer house.

Thank you,

Camelia

Camelia Botez MSW, MNO, QBISPST

Program Director-Chicago Programs

NeuroRestorative

Camelia.Botez@neurorestorative.com

P 847-635-6480 | C 618-534-8127 | F 847-654-6866



Received Date	UCRCodeLiteral_NEW	CFS#	LocationStreet#	LocationStreetName	ReceivedTime	CFSCCommentsMemo
01/31/2019	Ambulance Call - FD Only	19-000618	1158	N DEER AV		27-YEAR-OLD MALE RESIDENT VOMITTING
04/01/2019	7280: Other Public Service Non-Specific	19-06027	1158	N DEER AV	1623	CASE MANAGER WAS LOCKED OUT OF RESIDENCE
06/18/2019	7817: Assist Ambulance	19-09228	1158	N DEER AV	2026	19-YEAR-OLD MALE RESIDENT WAS TRANSPORTED TO THE HOSPITAL AFTER HE THREATENED TO HARM HIMSELF AND STAFF WITH A KNIFE.
08/27/2019	7817: Assist Ambulance	19-13569	1158	N DEER AV	1643	19-YEAR-OLD MALE RESIDENT WAS TRANSPORTED TO THE HOSPITAL FOR A PSYCH EVAL AFTER PUNCHING A MIRROR AND CUTTING HIMSELF.
02/03/2020	7435: Lost/Found/Missing: Missing Juvenile	20-01700	1158	N DEER AV	2245	17-YEAR-OLD FEMALE RESIDENT WITH HISTORY OF DRUG USE LEFT THROUGH BEDROOM WINDOW AND RAN AWAY.
03/02/2020	7435: Lost/Found/Missing: Missing Juvenile	20-03092	1158	N DEER AV	59	17-YEAR-OLD FEMALE RESIDENT WITH HISTORY OF DRUG USE LEFT THROUGH BEDROOM WINDOW AND RAN AWAY.
03/05/2020	7435: Lost/Found/Missing: Missing Juvenile	20-03283	1158	N DEER AV	2258	17-YEAR-OLD FEMALE RESIDENT WITH HISTORY OF DRUG USE LEFT THROUGH BEDROOM WINDOW AND RAN AWAY.
04/02/2020	7435: Lost/Found/Missing: Missing Juvenile	20-04592	1158	N DEER AV	1736	TWO, 17-YEAR-OLD RESIDENTS WITH HISTORY OF DRUG USE LEFT RESIDENCE AND WERE FOUND BY PD AN HOUR LATER.
04/25/2020	7363: Public Complaint: Disturbance Non-Specific	20-05560	1158	N DEER AV	1234	A STAFF MEMBER ADVISED THE DISPUTE BETWEEN A 17-YEAR-OLD FEMALE RESIDENT AND A 20-YEAR-OLD MALE RESIDENT WAS RESOLVED. BOTH SUBJECTS WERE ADVISED TO AVOID ANY FURTHER CONTACT. THE JUVENILE'S MOTHER WAS ADVISED OF THE INCIDENT BY STAFF.
06/09/2020	0460: Battery: Simple	20-08165	1158	N DEER AV	1902	A MALE RESIDENT WAS BATTERED BY A FEMALE RESIDENT. THE MALE RESIDENT DID NOT WANT TO PURSUE CHARGES.
06/17/2020	7817: Department Service/Activity: Assist Ambulance	20-08612	1158	N DEER AV	1458	A 16-YEAR-OLD MALE RESIDENT HAD AN EPISODE, BUT WAS ABLE TO CALM DOWN VIA THERAPIST. PFD ON SCENE BUT NO TRANSPORT PER PARENT. NO FURTHER POLICE ACTION REQUESTED.
07/01/2020	7252: Public Service: Check for Well Being	20-09436	1158	N DEER AV	1027	A 14-YEAR-OLD FEMALE RESIDENT CALLED 9-1-1 BECAUSE SHE WAS UPSET BECAUSE STAFF WOULD NOT GIVE HER A BURRITO YESTERDAY SHE HAS FULL ACCESS TO FOOD TODAY BUT DOESN'T WANT TO EAT IT. SHE A PHYSICALLY FINE. STAFF MEMBER CONFIRMED SHE HAS FULL ACCESS TO FOOD.
07/19/2020	7363: Public Complaint: Disturbance Non-Specific	20-10499	1158	N DEER AV	1238	L.P.N. ON SCENE ADVISED THE DISTURBANCE INVOLVING A 14-YEAR-OLD FEMALE RESIDENT WOULD BE HANDLED INTERNALLY BY THE SUPERVISOR OF THE FACILITY.
07/21/2020	7435: Lost/Found/Missing: Missing Juvenile	20-10650	1158	N DEER AV	1915	OFFICERS CALLED TO NORTHWEST HWY/PALOS AV FOR THE 14-YEAR-OLD FEMALE RESIDENT WHO RAN AWAY AND WANTED TO KILL HERSELF. THE RESIDENT WAS JUST RELEASED FROM THE HOSPITAL. OFFICERS NOTIFIED STAFF THAT THE GIRL WAS GONE.
08/05/2020	7252: Public Service: Check for Well Being	20-11559	1158	N DEER AV	1953	14-YEAR-OLD FEMALE RESIDENT RAN AWAY AND WAS LOCATED BY STAFF IN THE ADJACENT NEIGHBORHOOD.
08/23/2020	7252: Public Service: Check for Well Being	20-12619	1158	N DEER AV	1250	SPOKE TO EMPLOYEE STAFFMEMBER WHO ADVISED 16 YEAR OLD MALE RESIDENT WAS HAVING OUTBURST EARLIER. ALL CALM AND NO PROBLEM OBSERVED.
08/31/2020	7435: Lost/Found/Missing: Missing Juvenile	20-13105	1158	N DEER AV	1939	17-YEAR-OLD FEMALE RESIDENT LEFT THE RESIDENCE THROUGH AN UNLOCKED WINDOW. AFTER THE JUVENILE WAS MISSING FOR TWO HOURS, THEY CALLED 9-1-1. THE JUVENILE RETURNED TO THE RESIDENCE PRIOR TO PD ARRIVAL.
09/04/2020	0460: Battery: Simple	20-13330	1158	N DEER AV	1856	A 17-YEAR-OLD FEMALE RESIDENT TACKLED AN 18-YEAR-OLD FEMALE RESIDENT AND PUNCHED HER IN THE FACE IN FRONT OF OFFICERS. THE 17-YEAR-OLD RESIDENT WAS TRANSPORTED TO THE HOSPITAL FOR AN EVAL.
09/09/2020	0460: Battery: Simple	20-13600	1158	N DEER AV	1503	CITATION ISSUED TO 17-YEAR-OLD RESIDENT IN ABOVE CASE. SEE SUPPLEMENTAL TO REPORT 20-13330.
09/09/2020	0460: Battery: Simple	C1161000	1158	N DEER AV	1718	SAA

09/14/2020	7363: Public Complaint: Disturbance Non-Specific	20-13918	1158	N DEER AV	2028	21-YEAR-OLD FEMALE RESIDENT BROKE OUT A WINDOW, BEGAN THROWING GLASS AT STAFF, AND THEN JUMPED OUT THE WINDOW AND RAN FROM THE RESIDENCE. RESPONDING OFFICERS LOCATED THE RESIDENT STANDING IN THE DRIVEWAY. THE RESIDENT CALMED DOWN AND WAS ALLOWED TO RETURN IN THE HOME.
09/28/2020	7316: Public Complaint: Alarm (Fire)	20-14720	1158	N DEER AV	1722	STAFF ADVISED THEY WERE COOKING PIZZA IN THE OVEN AND BURNT CHEESE CAUSED SMOKE. PFD ADVISED NO PD ASSISTANCE.
10/06/2020	7817: Department Service/Activity: Assist Ambulance	20-15132	1158	N DEER AV	1435	15-YEAR-OLD FEMALE RESIDENT CALLED 9-1-1. AS OFFICERS ARRIVED, THE RESIDENT OPENED THE DOOR AND ATTEMPTED TO RUN FROM THE RESIDENCE. OFFICERS CAUGHT UP TO THE RESIDENT AND RETURNED HER TO THE HOME. THE RESIDENT, WHO IS AUTISTIC, BEGAN DAMAGING THINGS IN THE HOUSE AFTER BEING TOLD SHE WAS NOT READY TO RETURN HOME. THE RESIDENT CLAIMED SHE DID NOT FEEL SAFE BECAUSE THE DOORS WERE ALWAYS LOCKED AND STAFF BEATS AND SEXUALLY ABUSES HER. DCFs WAS NOTIFIED AND THE ALLEGATIONS WERE UNFOUNDED.
10/11/2020	7252: Public Service: Check for Well Being	20-15411	1158	N DEER AV	1734	OFFICERS RESPONDED FOR A 9-1-1 HANG-UP CALL. AT THE LOCATION, OFFICERS SPOKE WITH STAFF WHO ADVISED A 15-YEAR-OLD FEMALE RESIDENT WAS HAVING ISSUES WITH OTHER RESIDENTS AND ATTEMPTED TO CALL 9-1-1. NO ISSUES WERE OBSERVED BY OFFICERS.
11/29/2020	7435: Lost/Found/Missing: Missing Juvenile	20-18161	1158	N DEER AV	2007	15-YEAR-OLD FEMALE RESIDENT RAN FROM THE RESIDENCE AFTER STAFF ACCIDENTALLY LEFT THE FRONT DOOR OPEN. SHE WAS LATER LOCATED IN THE NEIGHBORHOOD NORTHWEST OF THE RESIDENCE. THE JUVENILE'S MOTHER DID NOT WANT HER TRANSPORTED TO THE HOSPITAL, SO SHE WAS RETURNED TO THE GROUP HOME.
12/03/2020	7817: Department Service/Activity: Assist Ambulance	20-18363	1158	N DEER AV	1838	21-YEAR-OLD RESIDENT RAN AWAY FROM THE GROUP HOME AND WAS LOCATED AT A NEARBY PARK. THE FEMALE HAD SEVERAL, SELF-MADE, SMALL CUTS ON HER ARMS AND REQUESTED TO GO THE HOSPITAL. SHE WAS TRANSPORTED BY PFD.
01/14/2021	7541: Despondent/Suicidal Subject	21-00749	1158	N DEER AV	1232	19-YEAR-OLD FEMALE RESIDENT RAN AWAY FROM THE GROUP HOME AND WAS LOCATED SITTING NEXT TO A NEARBY POND. GROUP HOME STAFF ESCORTED THE FEMALE BACK TO THE RESIDENCE.
01/14/2021	7541: Despondent/Suicidal Subject	21-00749	1158	N DEER AV	1350	19-YEAR-OLD FEMALE RESIDENT RAN AWAY AGAIN FROM THE GROUP HOME AND WAS LOCATED BY OFFICERS IN AN ADJACENT MARSH AREA. SHE WAS TRANSPORTED BY PFD AFTER MAKING SUICIDAL STATEMENTS.
01/14/2021	7280: Public Service	21-00779	1158	N DEER AV	2028	21-YEAR-OLD FEMALE RESIDENT RAN AWAY FROM THE GROUP HOME AFTER GETTING INTO AN ARGUMENT WITH STAFF. OFFICERS LOCATED THE FEMALE AND TOOK HER BACK TO THE GROUP HOME.
01/17/2021	7817: Ambulance Assist	21-00933	1158	N DEER AV	1704	21-YEAR-OLD FEMALE RESIDENT BROKE A GLASS EARLIER IN THE DAY AND STAFF REQUESTED HER MEDICATION CHECKED BY HOSPITAL STAFF. RESIDENT WAS TRANSPORTED TO THE HOSPITAL BY PFD.
01/22/2021	7541: Despondent/Suicidal Subject	21-01183	1158	N DEER AV	1357	19-YEAR-OLD FEMALE RESIDENT, AFTER BEING DISCHARGED FROM THE HOSPITAL, AND WHILE BEING TRANSPORTED BACK TO THE GROUP HOME BY STAFF, JUMPED OUT FROM THE MOVING VEHICLE AT N. HICKS AND NW HWY. AND LAID IN THE ROADWAY. SHE WAS TRANSPORTED BACK TO THE HOSPITAL BY PALATINE FD.
01/28/2021	7435: Lost/Found/Missing: Missing Juvenile	21-01517	1158	N DEER AV	1644	21-YEAR-OLD FEMALE RESIDENT RAN AWAY FROM THE GROUP HOME AND WAS LOCATED AT A NEARBY PARK. THE FEMALE WAS UPSET THAT SHE WAS NOT BEING GIVEN THE CORRECT MEDICATION AFTER BEING RELEASED FROM THE HOSPITAL. THE FEMALE WAS RETURNED TO THE GROPU HOME WHERE STAFF WAS GOING TO CONTACT THE PHARMACY.
02/01/2021	7817: Assist Ambulance	21-01717	1158	N DEER AV	1725	21-YEAR-OLD FEMALE RESIDENT WALKED INTO THE STAFF OFFICE AREA WHERE MEDICATIONS ARE KEPT. THE FEMALE GRABBED AND BOTTLE OF MELATONIN AND ATE 3-15 GUMMIES. TWO STAFF MEMBERS WERE IN THE OFFICE AND WATCH THE FEMALE TAKE THE GUMMIES, BUT DUE TO A "NO HANDS ON" POLICY COULD NOT STOP TAKE THE BOTTLE FROM HER. THE FEMALE LEFT THE OFFICE AND RETURNED A SHORT TIME LATER AND GRABBED A BOX FILLED WITH ASPIRIN. THE FEMALE TOOK THE ASPIRIN TO HER ROOM. OFFICERS ARRIVED AND FOUND THE FEMALE IN HER ROOM WITH THE UNOPENED BOX OF ASPIRIN. STAFF ADVISED THE RESIDENT WAS DIAGNOSED BI-POLAR WITH PSYCHOSIS, ADHD AND SEVERE DEPRESSION. SHE WAS TRANSPORTED TO THE HOSPITAL FOR AN EVAL BY PFD.

Illinois Department of PUBLIC HEALTH HF 121505

LICENSE, PERMIT, CERTIFICATION, REGISTRATION

The person, firm or corporation whose name appears on this certificate has complied with the provisions of the Illinois statutes and/or rules and regulations and is hereby authorized to engage in the activity as indicated below.

Director Ngozi O. Ezike, M.D.

Issued under the authority of the Illinois Department of Public Health

EXPIRATION DATE	CATEGORY	ID NUMBER
10/17/2021		40000028

Community Based Residential Rehabilitation Center

Licensed Beds: 13

NeuroRestorative Palatine
1158 North Deer Ave
Palatine, IL 60067

The face of this license has a colored background. Printed by Authority of the State of Illinois • P.O. #19-493-001 10M 9/18

→ DISPLAY THIS PART IN A
CONSPICUOUS PLACE

Exp. Date 10/17/2021

Lic Number 40000028

Date Printed 10/15/2020

NeuroRestorative Palatine

1158 North Deer Ave
Palatine, IL 60067

FEE RECEIPT NO.

ORDINANCE NO. 0-112-13

**AN ORDINANCE GRANTING A SPECIAL USE
1158 N. DEER AVENUE (CASE NO. 13-032)**

Attachment: O-112-13 - 1158 N Deer Avenue Special Use (1158 N. Deer Avenue - SUA Group Home)

ORDINANCE NO. 0-112-13AN ORDINANCE GRANTING A SPECIAL USE
1158 N. DEER AVENUE (CASE NO. 13-032)

WHEREAS, pursuant to a petition and public hearing on May 28, 2013 of which public notice was given as required by law, the Zoning Board of Appeals of the Village of Palatine, in accordance with the Zoning Ordinance of the Village of Palatine, in such case made and provided, has held such public hearing and reported their findings relative to a request for a Special Use to permit a group home with five (5) persons pursuant to Section 10.06 (c) (10) of the Palatine Zoning Ordinance, on the following legally described property:

Lot 4 in McMahon Subdivision, being a resubdivision of Lot 1 (except the North 293.5 feet thereof) in Block 14 in Percy Wilson's Forest View Highlands, a subdivision of the West ½ of Section 9, Township 42 North, Range 10 East of the Third Principal Meridian, in Cook County, Illinois.

commonly known as 1158 N. Deer Avenue (PIN 02-09-302-024)

NOW, THEREFORE, BE IT ORDAINED, by the Mayor and Village Council of the Village of Palatine, Cook County, Illinois, acting in the exercise of their home rule power that:

SECTION 1: A Special Use to permit a group home with five (5) persons pursuant to Section 10.06 (c) (10) of the Palatine Zoning Ordinance, is hereby granted, subject to the following conditions:

1. The Special Use shall substantially conform to the site plan attached hereto as Exhibit 'A,' the floorplan attached hereto as Exhibit 'B,' and the business plan attached hereto as Exhibit 'C,' except as such plans may be changed to conform to Village Codes and Ordinances.
2. Petitioner testified and agrees to a condition accepting five (5) as the maximum capacity for this home and that they have no intention to grow beyond a maximum capacity of five (5) and petitioner agrees to limit the capacity of five (5) as the maximum capacity of the home.

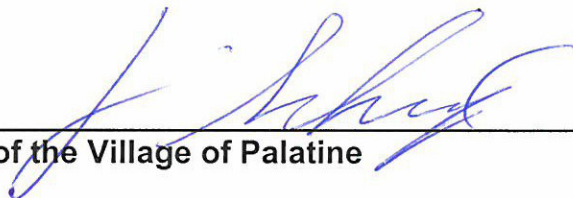
SECTION 2: That the petition for a special use, a copy of the public notice and the report of the hearing be attached hereto and form a part of this ordinance.

SECTION 3: That this ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED: This 9th day of September, 2013

AYES: 4 NAYS: 2 ABSENT: 0 PASS: 0

APPROVED by me this 9th day of September, 2013



Mayor of the Village of Palatine

ATTESTED and FILED in the office of the Village Clerk this

9th day of September, 2013



Village Clerk

LOT 4 IN McMAHON SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 (EXCEPT THE NORTH 293.5 FEET THEREOF) IN BLOCK 14 IN PERCY WILSON'S FOREST VIEW HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECORD

IRON PIPE AT ALL
PROPERTY CORNERS

I, WILLIAM C. DOLAND II, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT BARRINGTON, ILLINOIS THIS 27th DAY OF FEBRUAR 2012 A.D.

ILL. L.S. # 35-2732

ACCURATE SURVEY SERVICE, INC.
28662 W. NORTHWEST HIGHWAY
BARRINGTON, IL. 60010
PHONE: (847) 381 - 8735

EXHIBIT 'A'



A1.0

FIRST FLOOR PLAN



PO Box 2825, 306 West Mill Street
Carbondale, IL 62902
618-529-3060 *phone*
618-457-5372 *fax*

NeuroRestorative.com
800-743-6802 *referral line*

April 10, 2013

Re: Residential Rehabilitation Group Home- Traumatic Brain Injury (TBI) population
Proposed address: 1158 Deer Avenue, Palatine IL

To: Ben Vyverberg – Director of Planning
Division of Planning and Economic Development
200 East Wood Street
Palatine, IL 60067

Mr. Vyverberg,

Thank you for taking the time to review our request to grow our continued operation of a residential rehabilitation setting in the Village of Palatine, for persons who have experienced a traumatic brain injury. I am writing to discuss our desire to expand from a 4 bed residence to a 5 bed residence.

NeuroRestorative is the largest provider of post-acute residential brain injury rehabilitation services in the United States. We are currently operating in 20 states and growing. Our current location in Palatine has been able to serve 4 persons since opening. With participants on a waiting list for our services in this region, the need for an additional bed has been consistent since opening.

Our intention is to convert a small residential care facility (group care home) that provides residence for four adults to a small residential care facility that provides residence for five adults. The home at 1158 Deer Avenue is currently configured as a 4 bedroom home. We will need to relocate the laundry room and enhance accessibility for those with physical challenges. None of these minor changes will affect the home's appearance from the outside. There will be no signage on the property and the home will appear just as it does today.

Our standard design incorporates elements of Universal Design, Aging in Place, and ADA Compliance. We strive to maintain a home-like atmosphere while creating the standards of accessibility that enhance daily living tasks for those that are challenged.

All of our employees must pass comprehensive background screenings as a condition of their employment. Given the needs of the consumers we serve, 24-hour assistance will be provided within the residence every day. These Life Skills Trainers (LST), nurses, program managers and other support staff are not live-in staff, but work in rotating shifts to provide 24/7/365 care. It should also be noted that the individuals we serve are unable to drive vehicles and will not have vehicles on the property. Program participants are transported by staff to Dr. visits, local hospitals and therapy clinics and participate in local educational and cultural opportunities as much as possible.

The business model we most commonly use around the country utilizes single family dwellings in residential neighborhoods. The philosophical basis of that is that all of our program participants lived in a residential community before their injury, and our goal is to help them return to their homes. That is a process best



PO Box 2825, 306 West Mill Street
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accomplished doing their rehabilitation in a controlled residential setting. We have over thirty years experience i operating these types of homes and strive to have minimal impact on the neighborhoods in which they are located. Often and ideally we are able to recruit professionals from within the same neighborhoods to work in the homes. The table below lists the normal staffing protocol and assumes traffic flow based on that staffing pattern, the presence of the program support vehicle (usually a minivan with a wheelchair lift) and family visitor vehicles.

Description	Shift 7am-4pm	Shift 3pm-10pm	Shift 10pm-7am
Program Director	1	0	0
Nurse	1	0	0
LST Staff	2	1	1
LPN	1	1	1
House Vehicle	1	1	1
2 Visitors	2	2	0
Total Parking Spaces	8	5	3

The staffing model currently utilized at 1158 Deer Avenue will not be changed due to the additional bed space. The current staff model in place is capable of offering services to five participants.

We welcome the opportunity to discuss this matter with you in more detail. If you have any questions or require additional information, please do not hesitate to contact me at (618) 203-6797 (cell), (618) 529-3060 X104, or by e-mail at chris.williamson@thementornetwork.com. Please view our website at www.neurorestorative.com.

Sincerely,

Chris Williamson, MS
State Director, IL, OH, WI, KY
NeuroRestorative

c/o Kevin Anderson
Rebecca Leslie
Marge Komora

Attachment: O-112-13 - 1158 N Deer Avenue Special Use (1158 N. Deer Avenue - SUA Group Home)

Palatine Timeline of Events	
<i>1158 Deer Avenue, Palatine, IL</i>	
Event	Date of Occurance
Initial Group Home Letter of Intent	12/19/2011
Response to Letter of Intent from City	01/12/2012
Lease Commencement	02/28/2012
House Purchase Close (Scioto Properties)	03/06/2012
City Code Amendment from 8 to 4 Residents	03/12/2012
State of Illinois Licensure Issuance	10/17/2012
First Admit	11/19/2012

Description	Shift 8am-2pm	Shift 2pm-10pm	Shift 10pm-8am
Program Director	*	*	*
Nurse	*	*	*
LST Staff	*	1	1
LPN	*	1	1
House Vehicle	0	1	1
2 Visitors	0	2	0
Total Parking Spaces	1	5	3

* Occasional

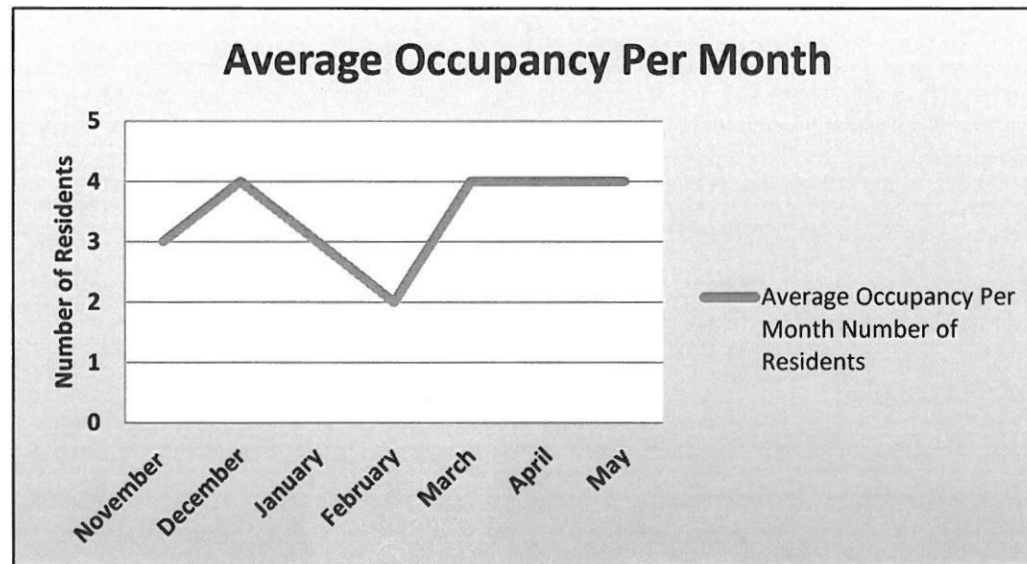
Only reflects weekdays.

Visitors could be more

EXHIBIT C

Occupancy Data			
1158 Deer Avenue, Palatine, IL			
Resident	Admit	Discharge	Length of Stay (in days)
Resident 1	11/12/2012	12/12/2012	25
Resident 2	11/12/2012	present	
Resident 3	11/12/2012	12/12/2012	21
Resident 4	12/12/2012	1/13/2013	44
Resident 5	12/12/2012	2/13/2013	42
Resident 6	3/13/2013	present	
Resident 7	3/13/2013	present	
Resident 8	3/13/2013	4/13/2013	20
Resident 9	3/13/2013	4/13/2013	22
Resident 10	5/13/2013	present	

Average Occupancy Per Month	
Month	Number of Residents
November	3
December	4
January	3
February	2
March	4
April	4
May	4



VILLAGE OF PALATINE

DEPARTMENT OF PLANNING & ZONING

200 E. Wood Street · Palatine, IL · 60067-5339
 Telephone: (847) 359-9047 · Fax (847) 963-6247
 www.palatine.il.us · Action Line (847) 705-5200

DATE: May 28, 2013
 TO: Mayor and Village Council
 FROM: Jan Wood, Chair, Zoning Board of Appeals
 RE: Findings of Fact
 ZONING CASE: 13-32
 PETITIONER: NeuroRestorative Illinois
 LOCATION: 1158 N. Deer Avenue
 PROPOSAL: Special Use to permit a group home with five persons pursuant to Section 10.06 (c) (10) of the Palatine Zoning Ordinance.

PUBLIC HEARING:

After due notice as required by law, the Zoning Board of Appeals conducted a hearing relative to the above mentioned petition on May 28, 2013.

The petitioner, NeuroRestorative Illinois, represented by Chris Williamson, Steve Miller and Heaven Hollender were present and provided testimony as to the reasons for the request and why they believed that the petition met the necessary standards. Three audience members stated concerns about parking over the sidewalk and two stated they wanted the maximum of 4 beds upheld.

Christina Johnson, Planning and Zoning Department, was present and testified it was Staff's recommendation to approve the proposal.

FINDINGS:

The Standards have been met.

RECOMMENDATION:

Therefore, by a vote of 3 Ayes to 2 Nays, the Zoning Board of Appeals voted to recommend approval of the Special Use to permit the above proposal subject to the following condition:

1. The Special Use shall substantially conform to the site plan attached hereto as Exhibit "A", the floorplan attached hereto as Exhibit "B" and the business plan attached hereto as Exhibit "C", except as such plans may be changed to conform to Village Codes and Ordinances.

Attachment: O-112-13 - 1158 N Deer Avenue Special Use (1158 N. Deer Avenue - SUA Group Home)

ZONING BOARD OF APPEALS
May 28, 2013
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V. 13-32 1158 N. Deer Avenue

Special Use to permit a group home with five persons pursuant to Section 10.06 (c) (10) of the Palatine Zoning Ordinance.

Notice was published on May 13, 2013, and mailed to nearby property owners.

PETITIONER'S EXHIBITS:

1. Petition for Special Use
2. Real Estate Disclosure form
3. Lease agreement
4. Plat of survey, site plan
5. Floor plan
6. Business plan

Mr. Christopher recused himself from this case, as he is a resident of this neighborhood.

Ms. Johnson gave the background to this request and reviewed photos. The Subject Property contains an existing single family home that has been operating as a group home for several months. The Petitioner, NeuroRestorative, is proposing to add a fifth resident to its group home and is therefore seeking a Special Use.

SITE ANALYSIS:

- The Subject Property is zoned P, Planned Development (McMahon's Subdivision). The PUD Ordinance #O-68-03 states that the lots shall conform to R-2 regulations.
- The Subject Property contains an existing, 4 bedroom home that has been used as a group home by NeuroRestorative since October of 2012. NeuroRestorative provides care for people with traumatic brain injuries. Currently they are serving 4 residents in the home, which is a permitted use.
- The Petitioner would like to remodel the home to add a 5th bedroom within the existing home's footprint, and add a 5th resident. No changes are proposed to the exterior of the home. They are proposing to convert the dining room into a bedroom by adding a door and a closet.
- In March of 2012, the Village Council amended the Zoning Ordinance to reduce the permitted number of residents in a group home from 8 to 4. For a group home to have more than 4 residents, a Special Use is required.
- The home is staffed 24/7. The Code states that all required parking shall be provided on site. With 6 staff and up to 2 visitors at a time during the day shift (7am-4pm) there could be up to 8 parking spaces needed. Between the 3-car garage and the large driveway, up to 8 cars could be parked on the property. No increase in staff is needed to add a 5th resident to the home. The residents of the home do not have vehicles.
- NeuroRestorative is inspected annually by the Illinois Department of Public Health. The Commission on Accreditation of Rehabilitation Facilities (CARF) has inspected the property and approved them for 3 years.
- Neither the Police Department nor the Village has fielded any complaints about the property since it began being used as a group home.

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DEPARTMENTAL REVIEWS:

Community Services	No issues or comments.
Engineering	No issues or comments.
Environmental Health	N/A
Fire Prevention	N/A
Public Works	N/A
Police	Police have not received any complaints or responded to any calls at the group home.

Ms. Wood asked if they had been operating the group home since October 2012; yes.

The Petitioners, were sworn in: Chris Williamson, Regional Vice President, Carbondale; and Steve Miller, National Facilities Manager, Carbondale; and Heaven Hollender, program director of the site. She stated they currently have 4 residents and no additional staff is required, as there are the same staff ratios for 4 residents as 5 residents. She stated that during the day, there is therapy off site for the residents, and they are out of the house from 7:30 am until 2:00 pm, Monday through Fridays. On weekends, all the residents are at the home. Mr. Coleman asked about visitors; they are allowed to visit 2 pm to 10 pm on weekdays and until 9 pm on Saturday and Sunday.

Ms. Wood asked if the residents stay as temporary or long term residents; they stay 2 to 6 months, many are veterans. This is not a long term placement facility.

Mr. Coleman asked for some background of the group home. Ms. Hollender said this is an after-acute facility, that a house setting gives the patient a greater chance to return to living at home. The residents look different and having them be a part of the community helps them while they practice normal activity like grocery shopping, etc.

Ms. Wood asked if the residents are allowed to walk in the area, are there any restrictions; they eventually are allowed to walk to the nearby YMCA, after assessment with a therapist, and the patient must sign in and out, given access with time limits.

Mr. Larson asked about their facilities; there are 12 facilities in the area, the closest is Des Plaines with 5 beds. There is a waiting list. Their facility fills the gap between a patient being in the hospital and going home, it allows one to grow with independence.

Mr. Coleman asked if there were comments from the community in the last 8 months; yes, that the

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lawn/grass was dying. He asked if the clients were violent; no, that is not behavior that is allowed at this particular facility. There is one in Carbondale which takes patients with physic aggression. There is a screening process and a referral from RIC. Mr. Coleman asked if the maximum for this location would be 5 beds; yes. Staff stated they could have 4 people at the group home without relief required. Mr. Coleman asked the protocol for aggressive behavior; none has occurred yet. The staff is trained to work through an outburst, to offer something to appease. There is also a special lock to activate if needed, but it would not be for a long period of time.

The petitioners said that across the United States they have 10,000 vets and 95 percent are in similar settings. The goal to have them live at home and return to living at home

There was nothing else.

Audience members were sworn in and made the following comments –

Frank Annerino of 1195 N. Palos, behind the subject property – talked with some neighbors who said the house seemed unoccupied. He was unsure if there was an impact with adding another patient. He felt this is a large scale business in a family neighborhood. He said there are cars that park over the sidewalk and mentioned one incident when someone was lost. He feels the 4 maximum fits well now. Mr. Larson asked how often there is parking; weekly. Mr. Coleman asked if he was okay with a neighbor having a party weekly; unclear answer. Ms. Roth-Wurster asked how Mr. Annerino arrived at the number four; research on line in California, Minnesota and Illinois. He made comments about state requirements. Mr. Larson asked if he talked to the group home about parking over the sidewalk; no.

Chris Wheaton, 1176 N. Deer Ave., next door and is home during the day – he has seen the schedules change in the last month or so with residents being gone 7 am to 2pm. Staff is polite and greet him, cars are parked in the driveway. There was talk about maybe adding a fence. He saw the sign about the meeting, but was not told in person by the Petitioner. He saw some cars parked on the street. Mr. Coleman asked if the amount of traffic was a problem; no, not at all. Mr. Coleman asked about loud visitors; none.

The Petitioners responded that there is a licensing process that took several months, and in the past 2 to 3 months, they have been at capacity, not at capacity since last fall. They can provide nearby residents with his contact information. They screen records thoroughly with background information. There are no state reports on the participants. Staff is fingerprinted with background checks and training is confirmed. The parking is monitored with a camera. They have access to parking at the Sikh Temple if needed, through a verbal agreement. The petitioner stated they do tell the guests not to park over the sidewalk. She repeated that they wish to have their participants feel welcome in the neighborhood. Shea added that they still intend to install a fence. Their procedure of leaving in the morning is between 7:30 to 8:00 a.m., depending on medication scheduled, etc.

Mr. Larson asked for the history of the group home; the petitioners said they received their state license in June, modified the house, held an open house and in the last 2 months have been at capacity. They started with 1 or 2 patients, and now have 4 consistently. They have 7-8 people on the waiting list. He

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repeated that there is screening and medical referral for each participant. The waiting list is recent, but they feel the waiting list will be sustained. If patients cannot find adequate care, they end up going to a nursing home or move out of state for rehab.

Mr. Coleman asked if there would be room for 5 residents; individual bedrooms are required. They can change an un-used dining room into a bedroom, making a maximum of 5 people for this group home. The furniture in each room would include recliner, TV, bed, dresser, nightstand. They would not remodel for a 6th person. The number 5 is proven to be a good number and is their normal model for patient and staffing. They never planned for 8 people at the Palatine location when they purchased the house.

Ms. Roth-Wurster asked about the Code; it was changed in 2012 through the Plan Commission and Village Council.

Audience member Laura LaSpisa of 1130 Deer Avenue, 2 houses away – said her email to Heaven in February was not answered. She said cars park over the sidewalk, requiring kids on bikes to go into the street to get around. She was told that the 2 car garage could become bedrooms, and was also told at the open house that they would keep the number of patients to 4. The petitioners responded that they never intended to have 8 people and that the original floor plan followed the mandate to have 4 people. He repeated that the maximum would be 5 beds.

Ms. Johnson gave Staff's recommendation, that the addition of another resident in the group home would not require any extra staff or parking spaces according to the information provided by the Petitioner. All required parking for the use is able to be housed on-site. Staff has received no complaints about the group home since its inception; therefore Staff recommends approval of the Special Use, subject to the following condition:

1. The Special Use shall substantially conform to the site plan attached hereto as Exhibit 'A,' the floor plan attached hereto as Exhibit 'B,' and the business plan attached hereto as Exhibit 'C,' except as such plans may be changed to conform to Village Codes and Ordinances.

Ms. Roth-Wurster asked if there were other group homes in Palatine; yes. She asked if parking, staffing were typical concerns for a group home; yes, also the business plan and floor plan.

There was nothing further from the Petitioner. There were no audience comments. The public hearing was closed.

Deliberations:

Mr. Coleman made a motion to deny the petition, seconded by Mr. Larson. Mr. Coleman felt that more data would be helpful, since they have been at capacity for only a couple months. This has been run well in the past 6 months. Ms. Roth-Wurster stated she understood the need. She addressed the standards, that this was unique but purposeful use and had not heard health or safety concerns. Ms. Wood said there was parking issues and public relation problems. She felt it was too soon to accept 5

ZONING BOARD OF APPEALS
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participants. There is value to group homes and this one has operated without incident except parking. But this is too short of a time to make a judgment call.

Discussion followed.

Ms. Johnson said that if this petition is denied by the Village Council, the petitioner cannot re-apply for one year. Ms. Wood felt it was unfair for the petitioner to go through the renovation expense for a trial period.

Vote: 3 Nay, 2 Ayes (Coleman, Larson), 1 Abstain (Christopher)

Mr. Luszczak made a motion to approve, with Staff's condition, seconded by Ms. Roth-Wurster.

Vote: 3 Ayes, 2 Nay (Coleman, Larson), 1 Abstain (Christopher)

VI FINDINGS OF FACT

The Findings of Fact for this evening's items were approved.

VII. COMMUNICATIONS

Approved by Council – 515 Providence (house addition); and Tap House Grill

Upcoming – 3 items on June 11th agenda

Meeting adjourned at 9:25 PM

VILLAGE OF PALATINE

SPECIAL USE & VARIATION APPLICATION

Department of Planning & Zoning
200 E. Wood Street • Palatine, IL • 60067-5339
Telephone: (847) 359-9047 • Fax (847) 963-6247

Office Use Only	Project Planner	Zoning Case # <u>13-32</u>
	Filing Fee <u>\$319.00</u>	Notification Deadline
	ZBA Public Hearing Date	Village Council Date



Background Information	Petitioner(s) <u>Chris Williamson</u>		Business Name (if applicable) <u>NeuroRestorative Illinois</u>	
	Subject Property Address <u>1158 Deer Avenue Palatine, IL 60061</u>			
	Authorized Agent (if applicable)		Business Name (if applicable)	
	Address		City/State/Zip Code	
	Telephone	Fax	Email	
	Relationship to Petitioner (contractor, architect, etc.)			
	Type of Application (check one) ☒ Special Use ☐ Special Use Amendment ☐ Variation			
	Existing Zoning District <u>R-1</u>	Existing Land Use	Proposed Land Use	
	Generally describe your request: <u>Section 10.03 of zoning bylaw R-1A (c)(10) requires a special use permit for Group Homes that have five (5) or more persons plus staff. Petitioner is requesting a special use permit to allow the Group Home at Deer Avenue to accommodate 5 persons.</u>			

PETITIONER'S EXHIBIT

1

SPECIAL USE



Required Materials

- ☐ Filing Fee of \$ _____
- ☒ Application Form
- ☒ Plat of Survey (must show all current improvements and be sealed by an Illinois certified surveyor)
- ☒ Site Plan (dimension, location, and setbacks of all existing and proposed buildings) – **one 11x17 copy, electronic version preferred**
- ☒ Real Estate Interest Disclosure Form (see attached)
- ☒ Proof of Ownership or Lease (e.g. Title Insurance Policy, Deed, or Purchase Contract)
- ☒ Business Plan (if applicable; including, but not limited to nature of business, hours of operation, number of employees, floor plan, and menu)

Additional Materials (as required by the Village)

- ☐ Elevation Plan (front, side, and rear elevations of a proposed building), and/or Floor Plan (proposed interior layout) – **one 11x17 copy of each plan, electronic versions preferred**
- ☐ Engineering Plans (must indicate existing conditions, topography, storm water management, tree preservation, utility connections, detention calculations, and a cost estimate)
- ☐ Photographs (e.g. ground-level or aerials)
- ☐ Other materials as deemed necessary by the Village

Petitioner Justification

The Petitioner is required to present specific evidence related to each of the following standards to justify the request (paraphrased from Section 14.05 of the Palatine Zoning Ordinance). Attach a separate sheet if necessary.

1. The use is deemed necessary for the public convenience at that location

Section 10.03 R-1A(c)(10) of the zoning bylaw requires a special use permit for group homes that have five (5) or more persons plus staff. Petitioner is requesting a special use permit to allow the subject property address to accommodate 5 persons.

2. The use is designed, located, and proposed to be operated that the public health, safety and welfare will be protected

The petitioner is requesting a special use permit to convert a 4 person group home to a 5 person group home. The petitioner submitted a detailed site plan overview that confirms petitioner will have low impact on adjacent properties and will fit well in neighborhood.

3. The use will not cause substantial injury to nearby property values

The petitioner's subject address is suited for a 5 person home. Petitioner does not plan to make any modifications to the exterior of the home.

4. With respect to live entertainment uses, the use shall not:
- a. Produce noise levels so great as to constitute an unreasonable interference for persons outside the confines of the establishment
 - b. Impose undue health, sanitation or safety burdens on the village
 - c. Create excessive demands on the Village of Palatine Police Department
 - d. Be of a nature otherwise prohibited by law or village ordinance
5. For fence standards, see Section 14.05 of the Palatine Zoning Ordinance

PUBLIC NOTICE

A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, May 28, 2013, at 7:00 P.M. in the Palatine Community Center, 200 E. Wood Street, relative to a request for:

Special Use to permit a group home with five persons pursuant to Section 10.06 (c) (10) of the Palatine Zoning Ordinance.

The property is commonly known as 1158 N. Deer Avenue (PIN #02-09-302-024).

The Petitioner presently operates an existing group home and is requesting a Special Use to increase the occupants from 4 to 5.

The above petition has been filed by NeuroRestorative Illinois and is available for examination in the office of the Village Clerk, 200 E. Wood Street.

ZONING DOCKET: 13-032
VILLAGE OF PALATINE

Jan Wood, Chair
Zoning Board of Appeals

DATED: This 13th day of May, 2013

Published in Daily Herald
May 13, 2013 (4339171)

3.2.f

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **DAILY HERALD**. That said **DAILY HERALD** is a secular newspaper and has been circulated daily in the Village(s) of Algonquin, Antioch, Arlington Heights, Aurora, Barrington, Barrington Hills, Lake Barrington, North Barrington, South Barrington, Bartlett, Batavia, Buffalo Grove, Burlington, Campton Hills, Carpentersville, Cary, Deer Park, Des Plaines, South Elgin, East Dundee, Elburn, Elgin, Elk Grove Village, Fox Lake, Fox River Grove, Geneva, Gilberts, Grayslake, Green Oaks, Gurnee, Hainesville, Hampshire, Hanover Park, Hawthorn Woods, Hoffman Estates, Huntley, Inverness, Island Lake, Kildeer, Lake Villa, Lake in the Hills, Lake Zurich, Libertyville, Lincolnshire, Lindenhurst, Long Grove, Mt. Prospect, Mundelein, Palatine, Prospect Heights, Rolling Meadows, Round Lake, Round Lake Beach, Round Lake Heights, Round Lake park, Schaumburg, Sleepy Hollow, St. Charles, Streamwood, Tower Lakes, Vernon Hills, Volo, Wauconda, Wheeling, West Dundee, Wildwood, Sugar Grove, North Aurora

County(ies) of Cook, Kane, Lake, McHenry

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is in general circulation throughout said Village(s), County(ies) and State.

I further certify that the **DAILY HERALD** is a newspaper as defined "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 7150, Act 5, Section 1 and 5. The notice of which the annexed printed slip is a true copy, was published May 13, 2013 in said **DAILY HERALD**.

IN WITNESS WHEREOF, the undersigned, the said **PADDOCK PUBLICATIONS, Inc.**, has caused this certificate to be signed by, the authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY *Danila Baltz*
Authorized Agent

Control # 4339171

Attachment: O-112-13 - 1158 N Deer Avenue Special Use (1158 N. Deer Avenue - SUA Group Home)

TYPE: ORDINANCE **SUBMITTED BY:** PLANNING & ZONING **DATE:** 09/09/2013
DESCRIPTION: Consideration of a Special Use to permit a group home with 5 persons at 1158 N. Deer Avenue
(NeuroRestorative: Case No.13-32) (District: 1)

COMMITTEE ACTION:**DATE:**

This item was initially reviewed on June 10th and was subsequently continued until tonight's meeting. Since the initial review, the Petitioner invited the neighborhood to an open house for this property. The Petitioner utilized the required mailing list for the open house, which occurred on August 7, 2013. The Village has not received any parking complaints (cars overhanging the sidewalk) for this property since May 2013.

BACKGROUND:

The Subject Property contains an existing single-family home. The Petitioner, NeuroRestorative, is proposing to add a fifth resident to its existing group home and is therefore seeking:

Special Use to permit a group home with five persons pursuant to Section 10.06 (c) (10) of the Palatine Zoning Ordinance.

ANALYSIS:

- The Subject Property is zoned P, Planned Development (McMahon's Subdivision). The PUD Ordinance #O-68-03 requires the lots conform to R-2 regulations. The Subject Property contains an existing 4 bedroom home being used as a group home by NeuroRestorative since November of 2012 (first admission). NeuroRestorative provides care for people with traumatic brain injuries. Currently, they are serving 4 residents in the home, which is a permitted in the residential districts.
- The Petitioner would like to remodel the home to add a fifth bedroom and resident within the existing footprint. No changes are proposed to the exterior of the home. They are proposing to convert the dining room into a bedroom by adding a door and a closet. The Petitioner indicates that five residents are the total resident capacity for this home. Any increase requires another public hearing.
- In March, 2012, the Village Council amended the Zoning Ordinance to reduce the permitted number of residents in a group home from 8 to 4. For a group home to have more than 4 residents, a Special Use is required. Neurorestorative received their State licensure (Department of Public Health) for this home in October 2012 and the first resident was admitted in November 2012. In response to the questions raised at the Public Hearing, the Petitioner provided the specific occupancy date for this home.
- Staffing is provided at the group home, as outlined in their business plan. The Code states that all required parking shall be provided on site. With 6 staff and up to 2 visitors at a time during the day shift (7am-4pm) there could be up to 8 parking spaces needed. Between the 3-car garage and the large driveway, up to 8 cars can be accommodated on the property. Neurorestorative indicates that the staffing levels will not increase if a fifth resident is added to the home. NeuroRestorative is inspected annually. The Commission on Accreditation of Rehabilitation Facilities (CARF) inspected the property and approved the use for 3 years. At the Public Hearing, three residents complained about cars parking over the sidewalk. Other than that complaint, neither the Police Department nor other Village Departments have received any complaints about this use.

ALTERNATIVES:

1. Recommend approval of the Special Use.
2. Do not recommend approval of the Special Use.

RECOMMENDATION:

Public Hearing: May 28, 2013, Zoning Board of Appeals

Residents Testifying: Three

Concerns: Parking over the sidewalk, business operating in a residential area.

Vote: The ZBA voted 3-2 to approve the request. Staff recommends approval.

ACTION REQUIRED:

Consideration of a Special Use to permit a group home with five persons at 1158 N. Deer Avenue (NeuroRestorative).

Attachment: O-112-13 - 1158 N Deer Avenue Special Use (1158 N. Deer Avenue - SUA Group Home)



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PUBLIC NOTICE
 A public hearing will be held before the Palatine Zoning Board of Appeals on Tuesday, February 23, 2021 at 7 PM, in the Village Council Chambers in the Palatine Village Hall, 200 E. Wood Street, relative to a request for the following:
 Special Use amendment to Ord. #O-112-13 to allow for a change in the approved business plan, pursuant to Section 14.05 of the Zoning Ordinance.
 The property is commonly known as 1158 N. Deer Avenue.
 The Petitioner, Neurorestorative is proposing to amend the approved business plan (Special Use Ordinance #O-112-13), to "...provide residential rehabilitation and mental health services for 18-21 year olds with a neurological impairment..." within the group home. The existing number of residents (5 residents) is not proposed to change, with this amendment.
 The above petition has been filed by Neurorestorative and is available for examination in the office of the Village Clerk, 200 E. Wood Street.
 FILE #: 20-72
 VILLAGE OF PALATINE
 Jan Wood, Chair
 Palatine Zoning Board of Appeals
 DATED: This 8th day of February, 2021
 Published in Daily Herald
 February 8, 2021 (4558281)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald

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 and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 02/08/2021 in said DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
 DAILY HERALD NEWSPAPERS

BY

Authorized Agent

Control # 4558281

Attachment: Public Notice (1158 N. Deer Avenue - SUA Group Home)